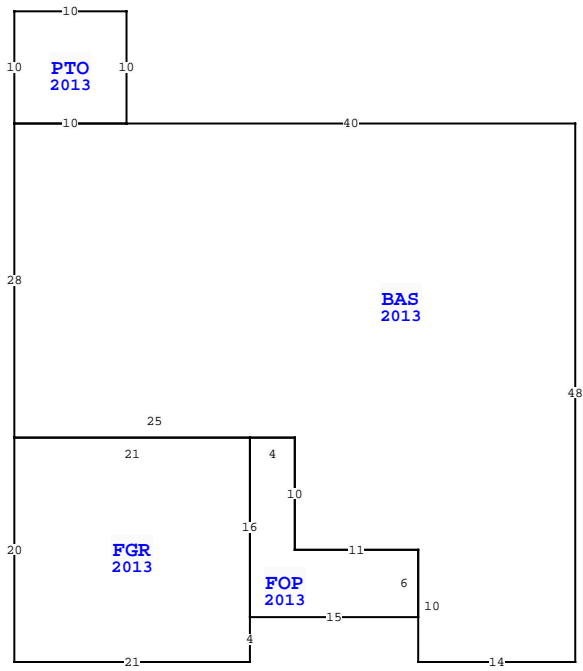


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,790	100	1,790
FGR	420	55	231
FOP	130	30	39
PTO	100	5	5
			SUBAREA MARKET VALUE
			169,469
			21,869
			3,692
			473
TOTALS	2,440		2,065
			195,504

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2014		204,931	2013	2013	0	0	4.60	95.40
					Heated Area: 1790						
						HX Base Yr 2014					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		195,504	
TOTAL MARKET OB/XF VALUE		4,198	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		254,702	
SOH/AGL Deduction		103,311	
ASSESSED VALUE		151,391	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,391	
TOTAL JUST VALUE		254,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226644	CO ISSUED	0	02/01/2013
E1325764	NEW CONSTR	0	01/01/2013
M1317855	H/AC	0	01/01/2013
P1216249	NEW CONSTR	0	12/01/2012
B1226644	NEW CONSTR	209,483	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1916	7/25/2024	WD Q	Q	I	01	315,000
GRANTOR: SLOAN BRITTANY O'NEAL						
GRANTEE: PILSON JEFFREY S						
1842/1541	2/15/2013	WD Q	Q	I	02	156,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: *CONFIDENTIAL*						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0			6.50	100	2013	2013	3	94	4,198	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
78071 DUCKWOOD TRL, YULEE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W40 PTO=[YR=2013] N10 W10 S10 E10\$ W10 S28									
FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16\$									
N16 W21\$ E25 S10 E11 S10 E14 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							